

AHFC Sea View Terrace Renovation**FY2003 Request: \$3,508,000****Reference No: 36610****AP/AL:** Allocation**Project Type:** Renovation and Remodeling**Category:** Housing/Social Services**Location:** Ketchikan**Contact:** Les Campbell**Election District:** Ketchikan**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2002 - 06/30/2007**Appropriation:** AHFC Public Housing Division Construction Program**Brief Summary and Statement of Need:**

Sea View Terrace Renovation utilizes Corporate (AHFC) Bond Proceeds for the major renovation of 49 senior units and other site improvements at Sea View Terrace in Ketchikan. Sea View Terrace is a three-story, four-level senior housing facility constructed in 1977. The facility includes 49 one-bedroom units, community room, kitchen, laundry room, management office, maintenance shop, and public restrooms. The facility was built using prefabricated modular construction.

Funding:

	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	Total
AHFC Bonds	\$3,508,000						\$3,508,000
Total:	\$3,508,000	\$0	\$0	\$0	\$0	\$0	\$3,508,000

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased Project	<input type="checkbox"/> On-Going Project
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Total Operating Impact:	0	0
One-Time Startup Costs:	0	
Additional Estimated Annual O&M:	0	0

Prior Funding History / Additional Information:

The purpose of this project is to renovate senior housing units in Ketchikan.

The projected outcomes are:

- Complete interior renovation;
- Improved accessibility of the building and units;
- Improved resident living environment;
- Reduced long-term operating costs;
- Remodel all kitchen and bathrooms with new appliances and fixtures;
- Increased lighting with energy efficient fixtures for comfort, safety and security;
- Replacement of emergency generator;
- Renovations to community room.

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No major interior renovation work has been done in this facility since it was completed. Most of the furnishings, equipment, components, and systems are now worn and at or beyond their useful life. The building exterior was renovated in 1995 and 1997, with a new metal roof and new siding installed.

A professional site assessment was completed for Sea View Terrace in 1998 to address physical condition, 30-year life expectancy, code compliance, Americans with Disabilities Act (ADA), and energy efficiency. The facility was constructed to building standards at the time of construction; however, it does not comply with many current codes, including ADA and State of Alaska Building Energy Efficiency Standards (BEES).

Many of the finishes, furnishings, equipment, and systems are aged. Most of the building components are 24 years old, approaching the end of their useful life, and are not expected to last an additional 30 years. For these reasons, the site assessment recommends Sea View Terrace be upgraded to current codes to ensure its functional use for an additional 30 years. It is far more practical to renovate than to replace based on a replacement cost estimate in excess of \$7 million in construction costs alone.

This request funds renovation work recommended by the site assessment. The renovation will include remodeling units and common areas with new interior ceiling, wall, and floor finishes; new exterior doors; new plumbing and electrical fixtures; replacement of boilers and control system; new appliances and cabinets for kitchens and bathrooms; renovations to the community room; and asbestos abatement.

Code-related renovations include various electrical, mechanical, and fire safety items throughout the facility. ADA compliance for improved access is addressed for unit entry and bathroom access. Energy efficient lighting, vapor retarder and attic insulation, and mechanical system upgrades are addressed to comply with BEES.

Upgrades to the kitchens and bathrooms will provide modern appliances and fixtures for resident use. New floor coverings will brighten the interiors. Code-related improvements will increase resident safety and well being.

